



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Plans and Specifications and Advertisement for Bids for Remodel of Carnegie Forum Basement, Remodel of City Hall Annex/Beckman Building, and Installation of Temporary Trailers

MEETING DATE: April 20, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the plans and specifications for the above project and authorize advertising for bids.

BACKGROUND INFORMATION: This project includes the remodeling of the Carnegie Forum basement, the remodel of the City Hall Annex/Beckman Building, and installation of temporary trailers as the first phase of work to be completed under the Civic Center Improvements Project.

In January 1993, the firm of Wenell Mattheis Bowe was retained by the City Council, after being chosen by an architectural selection committee, to do investigative and schematic design work for City Hall, the basement of the Carnegie Forum, and detailed design of the City Hall Annex/Beckman Building (Phase I). On June 2, 1993, the City Council approved Phase II of architectural and engineering services to remodel the Carnegie Forum basement. On November 17, 1993, the City Council authorized the architectural work needed to complete the Civic Center Improvements Project. Included in this scope of work is to remodel the existing City Hall making it: a) handicap accessible (meeting Americans with Disabilities Act (ADA) requirements), b) structurally sound, c) more mechanically efficient, d) fire safe through installation of fire sprinklers, and e) more space efficient with minimal changes to better serve the public and staff. The plans and specifications for the remodel of City Hall will be brought to Council for approval in September 1994.

While City Hall is being remodeled, other working spaces need to be provided for City staff. The Council, through this process, has chosen to utilize the Carnegie Basement, the City Hall Annex/Beckman Building, and a number of temporary trailers to house staff while City Hall undergoes this major remodeling.

The plans and specifications are now complete for the remodel of the Carnegie Forum basement, the remodel of the City Hall Annex, and the lease and installation of temporary trailers. Included in the work will be the computer and communication link which entails site conduit installation. A separate contract will be let for installation of all voice and data cabling and connection devices. We will be using state-of-the-art fiber optic cable which will allow us to utilize, now and in the future, the new and emerging communication standards. It was also recommended to the City Council that the entry plaza

APPROVED

THOMAS A. PETERSON
City Manager



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and handicap ramps to provide accessibility to the front of the City Hall be undertaken as a separate project to be funded by Block Grant monies. At the April 6, 1994, Council Meeting, the City Council voted to earmark \$90,000 of Block Grant funds for this work.

Now that more detailed drawings are completed, the estimate, attached as Exhibit A, has been revised. The total project estimate has increased by \$76,000, primarily for the following reasons:

- | | |
|---|----------|
| a. Minor changes in architectural scope of work | \$ 9,580 |
| b. City Hall Annex improvements | \$37,000 |
| c. Computer and communication link | \$55,000 |
| d. Security system | \$ 5,000 |

As a part of the November 1993 estimate, two items were still being evaluated. One, the office systems furniture, which is now anticipated to be less than originally estimated; and second, the computer and communication link, which represents the most significant increase from the original estimate. This increase is due to changing to a fiber optic cabling system which will be installed throughout the Civic Center. This type of cable accommodates both the local area network (PCs) and the main frame, AS400 systems, and will provide for both computer and communication links between all Civic Center facilities. A security system is now being recommended for the facilities under this contract and the future City Hall remodel. The increase in the City Hall Annex improvements of \$37,000 is primarily due to the extent of HVAC work needed and energy/code requirements that don't allow reuse of existing lighting as originally planned.

Also attached, as Exhibit B, is the most current revised schedule.

FUNDING: Originally budgeted: 121.0-350.61 (City Hall Expansion and Remodel)
Refer to Exhibit A for breakdown of funding sources
Bid Opening Date: May 19, 1994


Jack L. Ronsko
Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent

JLR/DJC/lm

Attachments

cc: City Attorney
Building and Equipment Maintenance Superintendent
Wenell Mattheis Bowe
Purchasing Officer

**LODI CIVIC CENTER IMPROVEMENT****TOTAL PROJECT ESTIMATE**

	April 1994 Estimate	November 1993 Estimate	March 1993 Estimate
Architectural Services	\$ 286,000	\$ 276,000	\$ 263,000
first phase (Trailers, Beckman Renovation Investigate City Hall/Carnegie) \$ 122,353		\$ 122,353	
second phase (Carnegie Design, PS&E) 18,360		18,360	
third phase (City Hall Design, PS&E) 135,089		<u>135,089</u>	
(4) changes in scope 9,580			
\$ 285,382		\$ 275,802	
City Hall Annex Improvements	\$ 355,000	\$ 318,000	\$ 213,000
Renovation \$ 305,000 *		268,000	
Parking Lot <u>50,000</u>		<u>50,000</u>	
\$ 355,000		\$ 318,000	
Temporary Office Improvements	\$ 745,000	\$ 702,000	\$ 705,000
Carnegie Basement Renovation \$ 248,000 *		248,000	
Trailer Lease 118,000		118,000	
Trailer Appurtenances 70,000		69,000	
Furniture Systems 170,000		183,000**	
Computer & Communication Link 123,000		68,000**	
•Conduit Installation \$ 33,000			
•Voice & Data Cabling/Connection <u>90,000</u>			
\$ 123,000			
Miscellaneous	<u>16,000</u>	<u>16,000</u>	
\$ 735,000		\$ 702,000	
City Hall Remodel	\$1,448,000	\$1,443,000	\$1,343,000
Renovation \$1,443,000			
Security Systems <u>5,000</u>			
\$1,448,000			
Entry Plaza & Handicap Ramps	\$ 90,000	\$ 109,000	\$ 40,000
TOTAL PROJECT ESTIMATE	\$2,924,000	\$2,848,000	\$2,564,000
architectural fees already encumbered <u>(276,000)</u>		<u>(141,000)</u>	
TOTAL	\$2,648,000	\$2,707,000	

FUNDING PROJECTION

Unencumbered Balance	\$ 1,476,000	\$1,622,000
Block Grant Funds/94-95 (Entry Plaza & Ramps)	90,000	109,000
City Hall Litigation to Date	105,000	105,000
Development Impact Mitigation Fees (GFI)		
93-94	440,000	328,000
94-95 (& 95-96, if required)	<u>537,000</u>	<u>543,000</u>
TOTAL	\$ 2,648,000	\$2,707,000

* There are \$18,000 worth of possible deducts which could reduce these amounts.

**These estimates were still being evaluated.

4-11-94

EXHIBIT B

